

# State of Maryland

## 2010 Bond Bill Fact Sheet

1. Senate LR #      Bill #		House LR #      Bill #		2. Name of Project	
lr2308	sb0510	lr2535	hb0441	JFGH Activity Center	
3. Senate Bill Sponsors				House Bill Sponsors	
Frosh				Frick	
4. Jurisdiction (County or Baltimore City)			5. Requested Amount		
Montgomery County			\$100,000		
6. Purpose of Bill					
<p>Authorizing the creation of a State Debt not to exceed \$100,000, the proceeds to be used as a grant to the Board of Directors of the Jewish Foundation for Group Homes, Inc. for the renovation and capital equipping of the JFGH Activity Center.</p>					
7. Matching Fund					
Requirements:  Equal			Type: The matching fund may consist of real property, in kind contributions, or funds expended prior to the effective date of this Act.		
8. Special Provisions					
<input type="checkbox"/> Historical Easement			<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone		Email Address	
Karen Paikin Barall		301-770-0881		kbarall@jcouncil.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)					
<p>JFGH is a non-sectarian, non-profit organization dedicated to enhancing the independence, dignity, choice, and community inclusion of individuals with disabilities. Since our inception in 1982, the agency has grown to provide residential care and support to more than 180 individuals at more than 60 sites throughout the Washington, D.C. metropolitan area.</p>					

**11. Description and Purpose of Project** (Limit Length to Visible area)

JFGH’s FY11 State of Maryland Bond Bill request focuses mainly on much needed repairs to the Joy W. and S. Robert Cohen Building purchased in October, 2006 with a down payment provided for by both state and county funds. Since moving into the building in July, 2007, significant problems have been identified which interfere with the safety and well-being of participants and staff in JFGH’s innovative Meaningful Opportunities for Successful Transitions (MOST) day program as well as administrative staff who work in the building. In addition, funds will be used to continue to improve accessibility in additional homes. Specific items include:

- Installation of a stand-by generator and replacement of two aging HVAC units
- Replacement of the roof membrane and resurfacing of the parking lot
- Interior retro-fitting of pocket doors to provide greater privacy between day program and administrative offices as well as retro-fitting of fire-door and repair of sprinkler system
- Replacing lockers in day program with larger, more useful sized personal storage system for participants
- Improve/modify additional homes to ensure accessibility for aging residents

*Round all amounts to the nearest \$1,000. The totals in Items 12 (Estimated Capital Costs) and 13 (Proposed Funding Sources) must match. The proposed funding sources must not include the value of real property unless an equivalent value is shown under Estimated Capital Costs.*

**12. Estimated Capital Costs**

<b>Acquisition</b>	
<b>Design</b>	
<b>Construction</b>	\$200,000
<b>Equipment</b>	
<b>Total</b>	\$200,000

**13. Proposed Funding Sources – (List all funding sources and amounts.)**

Source	Amount
FY11 Maryland Bond Bill (hb0441, sb0510)	\$100,000
FY11 Montgomery County Capital Funding Request	\$75,000
Private Donations	\$25,000
<b>Total</b>	\$200,000

<b>14. Project Schedule</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
Various	Various	Various	June 30, 2011
<b>15. Total Private Funds and Pledges Raised</b>		<b>16. Current Number of People Served Annually at Project Site</b>	<b>17. Number of People to be Served Annually After the Project is Complete</b>
\$25,000		180	185
<b>18. Other State Capital Grants to Recipients in Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
FY2010	\$75,000	Maryland Bond Bill for Group Home Renovations	
FY2008	\$250,000	Maryland Bond Bill for Group Home Renovations	
FY2007	\$1,500,000	DHMH Office of Planning & Capital Financing for purchase of Activity/Education Center in Rockville, MD	
FY98-FY2006	\$993,387	7 DHMH Office of Planning & Capital Financing grants for home purchases and renovations in Montgomery Cty.	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Jewish Foundation for Group Homes 1500 East Jefferson Street Rockville, MD 20852		Various	
<b>20. Legislative District in Which Project is Located</b>			17 (Primary site) Homes in 14,15,18,19,20,39
<b>21. Legal Status of Grantee (Please Check one)</b>			
<b>Local Govt.</b>	<b>For Profit</b>	<b>Non Profit</b>	<b>Federal</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>		<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>			
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	

<b>24. Impact of Project on Staffing and Operating Cost at Project Site</b>			
<b>Current # of Employees</b>	<b>Projected # of Employees</b>	<b>Current Operating Budget</b>	<b>Projected Operating Budget</b>
170 FTE	175 FTE	\$10,266,000	10,500,000
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)</b>			
<b>A. Will the grantee own or lease (pick one) the property to be improved?</b>			Own
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			No
<b>C. Does the grantee intend to lease any portion of the property to others?</b>			No
<b>D. If property is owned by grantee and any space is to be leased, provide the following:</b>			
<b>Lessee</b>	<b>Terms of Lease</b>	<b>Cost Covered by Lease</b>	<b>Square Footage Leased</b>
<b>E. If property is leased by grantee – Provide the following:</b>			
<b>Name of Leaser</b>	<b>Length of Lease</b>	<b>Options to Renew</b>	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	70,000		
<b>Space to Be Renovated GSF</b>	15,000		
<b>New GSF</b>	70,000		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>		Activity Center built in 1967, homes average 40 years of age	

## **28. Comments: (Limit Length to Visible area)**

Despite the initial renovations of the JFGH's Joy W. and S. Robert Cohen Activity Center completed in June 2007, a number of items have been identified that need repair and/or renovation:

Generator (\$35,000): JFGH needs a 100 kilowatt standby generator to be able to maintain heating and cooling in the building to support the Day Program participants under all eventualities. A smaller generator would be sufficient for emergency lighting, servers and refrigeration but a larger generator is needed for HVAC.

2 HVAC units (\$30,000): These are aging units that were in place when JFGH purchased the building. 5 rooftop units service the building in addition to a small unit for the server room. The 2 10 ton units are in need of replacement in the near future as they are inefficient and unreliable.

Replace roof (\$25,000): The existing EPDM (Ethylene Propylene Diene Monomer) rubber roof membrane is aging and needs replacement. Numerous repairs have been made but to keep the waterproofing intact it is necessary to replace the membrane and possibly underlying insulation over the approximately 4500 square foot roof.

Resurface Parking Lot (\$30,000): The constant traffic of trucks and vans has caused much wear and tear and major resurfacing needs to be done by the spring/summer 2011.

Interior Renovations (\$25,000): It is necessary to install pocket doors to close off the Human Resources area to better protect confidentiality and allow day program participants greater freedom of movement in their section of the building. Also some sprinkler system repairs are necessary to keep the system up to date. It is necessary to replace the door at foot of stairs with a fire door wired into access control and fire systems. The lockers must be replaced to provide greater individual storage capacity using less floor space.

An Exterior Steel Gate under Stairs (\$5,000): This is needed for secure storage of maintenance supplies. Currently this area poses a safety risk as someone could hide under the stairwell and surprise someone in the parking lot at night.